



# **Music Row Community Meeting**

**June 27, 2016**

**Draft Detailed Design Plan**

**2016CP-010-003**

# Meeting Purpose

- Present a draft of the Music Row Detailed Design Plan for public review and comment
- Questions and comments
  - Tonight and during draft posting period
- Next Steps
  - Close comment period and revise the draft plan to be the “static” draft posted 4 weeks in advance of the August 11 Planning Commission meeting
  - Public Hearing and consideration of adoption at August 11 Planning Commission meeting

# Agenda

- Welcome and Introductions
- Brief overview of Music Row planning process
- Draft Plan Overview
  - Guiding Principles
  - Community Character Policies
  - Special Policies
  - Street Character Types
  - Implementation
- Next Steps

# Music Row Planning Process

## **January 2015:**

Music Row designated a National Treasure by the National Trust for Historic Preservation

## **February 2015:**

Planning Commission recommended a pause in rezoning properties pending further study

**April 2015:** National Trust began documenting history of the area

## **June 2015:**

Planning Commission adopts NashvilleNext General Plan

## **October 2015:**

National Trust released draft report of findings & Planning Department began Music Row Detailed Design Plan Process

## **January – April 2016:**

National Trust & Randall Gross Development Economics conduct study

## **April 2016:**

National Trust & Randall Gross Development Economics Study released

## **June 2016:**

Draft Music Row Detailed Design Plan released

## **August 2016:**

Planning Commission Public Hearing on Music Row Detailed Design Plan

# Community Meetings

**2015**

**October**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

**Visioning**

**November**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12

**Prioritizing Goals**

**December**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

**Refining**

**2016**

**January**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

**Direction and Policy Goals**

**June**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

**Draft Plan**



# Draft Plan Overview

- **Chapter 1: Introduction and Intent of the Plan**
- Chapter 2: Envisioned Community Character
- Chapter 3: Implementation
- Appendices: Background information

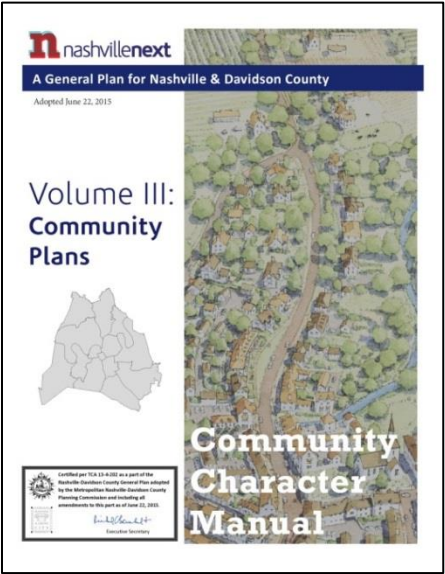
# What is a Detailed Design Plan?

- Part of a community plan for a larger area
- For areas where more detailed guidance is needed:
  - Land use & development character
  - Other community elements:
    - transportation
    - other infrastructure

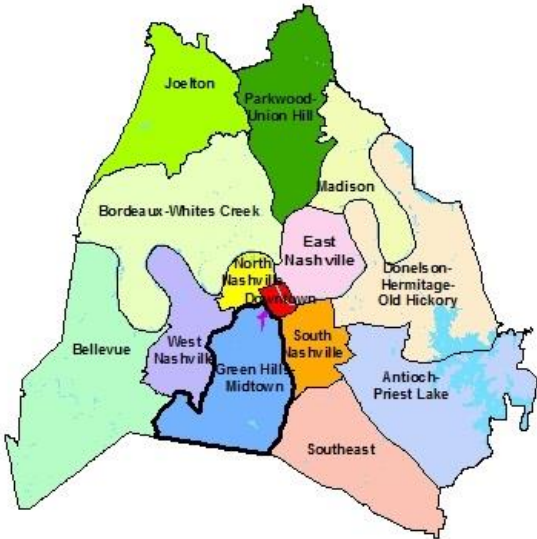
# Music Row Detailed Design Plan & NashvilleNext



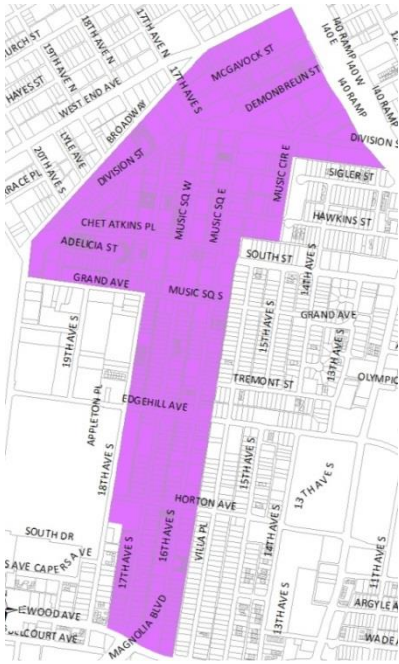
Countywide Level:  
Growth & Preservation  
Concept Map



Community Level:  
Community  
Character Manual &  
Community Plans



Small Area Level:  
Detailed Design  
Plans





# Draft Plan Overview

- Chapter 1: Introduction and Intent of the Plan
- **Chapter 2: Envisioned Community Character**
- Chapter 3: Implementation
- Appendices: Background information

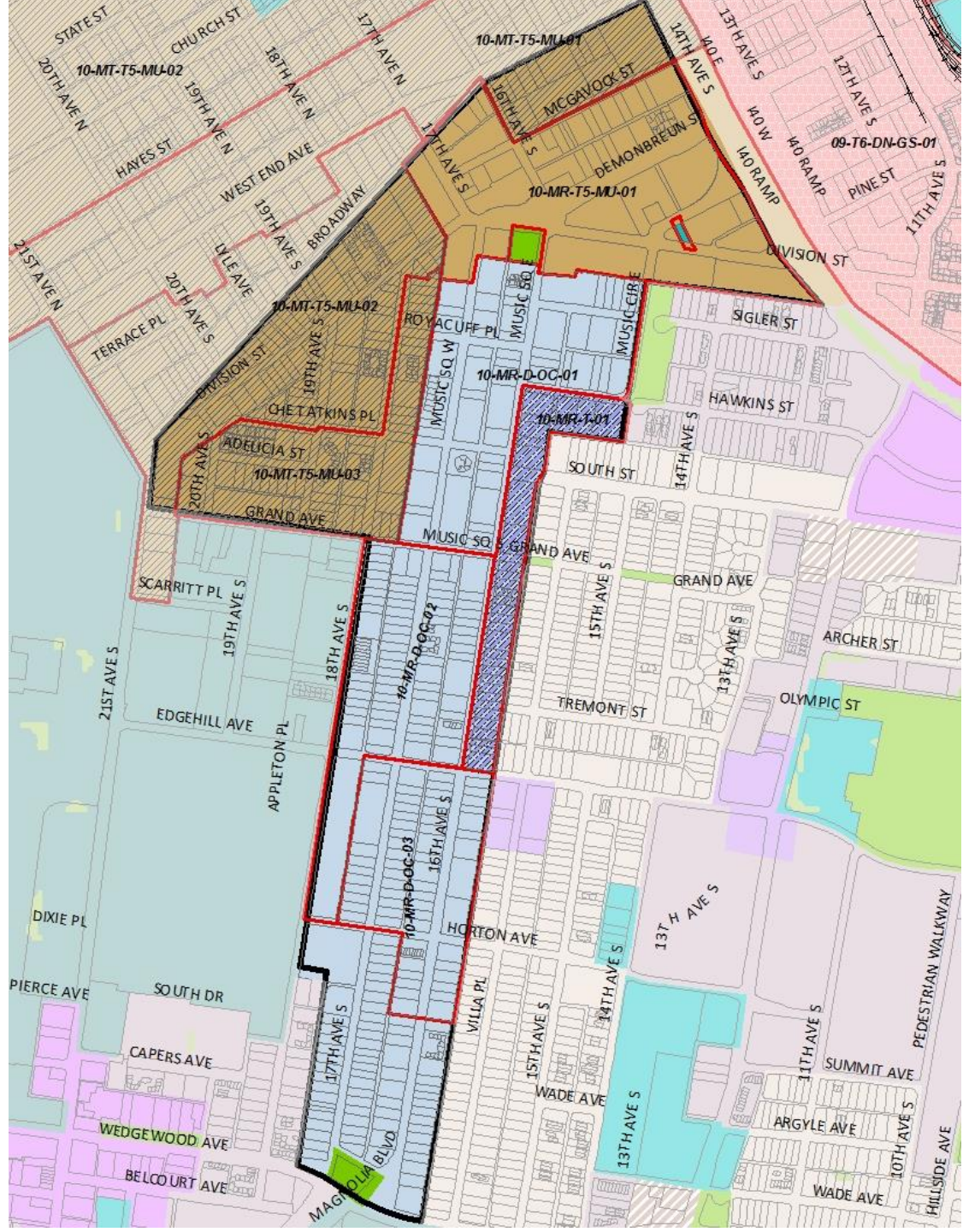
# Guiding Principles

- Preserve Music Row's character
- Reuse of existing buildings
- Manage tourism
- Encourage creativity and collaboration
- Preserve and enhance the streetscape



# Community Character Policies

-  Music Row Study Area Boundary
-  Special Policy Areas
-  Midtown Study Area
-  CI Civic
-  OS Open Space
-  TR Transition
-  T5 MU Center Mixed Use Neighborhood
-  D OC District Office Concentration





# T5 Center Mixed Use Neighborhood (T5 MU)

- Preserve, enhance, and create high-intensity urban mixed use neighborhoods
- Diverse mix of residential and non-residential uses
- Among the most intense development areas in the County
- Major employment centers, such as Midtown



# District Office Concentration (D OC)

- Preserve, enhance, and create districts where office use is predominant
- Includes areas where opportunities for complementary uses can be added
- Development occurs in a manner complementary to the varying character of surrounding communities





# Transition

- Preserve, enhance, and create areas that serve as transition between more and less intense development
- Land uses include small scale office, and moderate residential development.



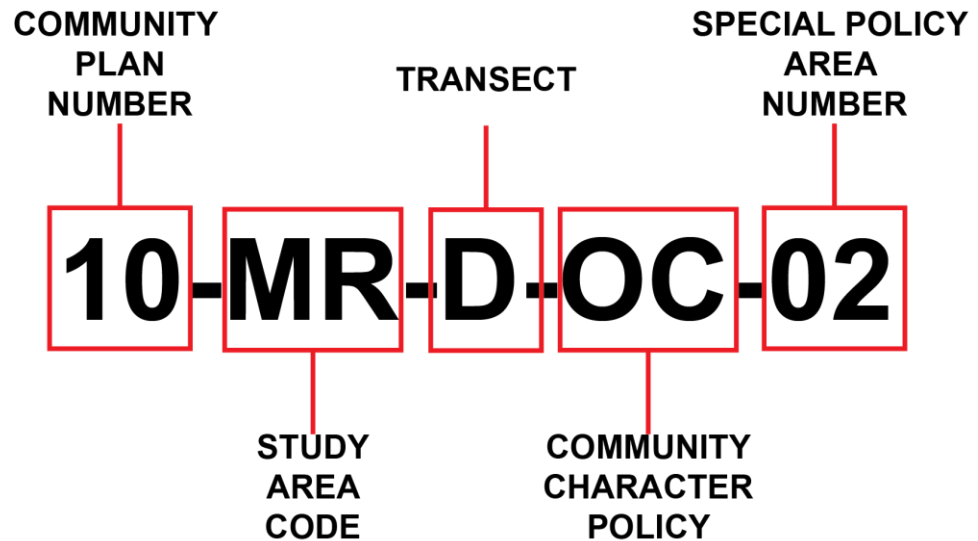
# Civic & Open Space

- Preserve and enhance publically owned properties and open space.
- Character and design depends on context
- Example uses include libraries (civic) and amphitheater (open space)



# Special Policy Areas (SPAs)

- Supplement / vary the standard policy guidance in the CCM
- Used in areas where more detailed policy guidance is needed



# Special Policy Content

- **Special Policies for all 5 SPAs**
  - Building Frontage & Streetscape
  - Parking and Access
  - Lighting and Landscaping
  - New Development Adjacent to NR and NRE Properties
- **Special Policies tailored for each of the 5 SPAs**
  - Height
  - Build-to zones and stepbacks

# Building Frontage and Streetscape

- **Build-to zones:** Ensure appropriate placement of buildings and key elements
- **Building façades:** Design and articulate to avoid long, blank facades facing a public street



# Parking and Access

- **Vehicular parking:** Meet needs in a visually appealing manner that is sensitive to the pedestrian environment
- **Garages:** Line with active uses to screen them from the street
- **Valet and “drop-off” areas:** Locate within the right-of-way when space allows or locate internal to developments
- **Access:** From alleys or less prominent streets to minimize pedestrian and vehicular conflict points

# Lighting and Landscaping

- **Lighting:** Soften the visual impact of development and provide a greater level of comfort to pedestrian
- **Unified pedestrian scaled lighting standards:** Appropriate for Music Row as a business district.
- **Landscaping:** Street trees and Low Impact Development (LID) strategies for urban areas (pervious pavers, green roofs, cisterns, and rain gardens)

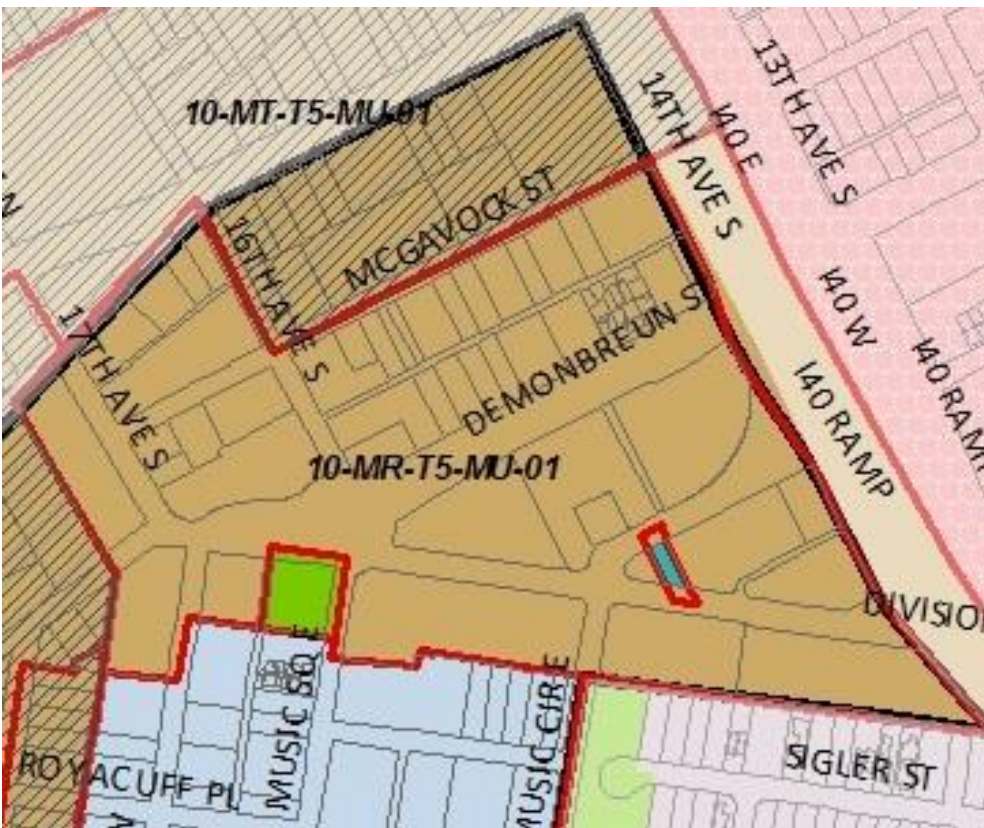
# **New Development Adjacent to NR or NRE Properties**

- **Provide effective transition:**
  - Adequate separation
  - Thoughtful back-to-back or side-to-side relationship
  - Reduce height and massing towards lower scale buildings
  - Use a building type that complements to the adjacent NR or NRE structure's form

# T5 MU: 10-MR-T5-MU-01

- Max. Height: 20 Stories
- Front Build-to Zone: 0-15'
- Min. Rear Setback: 5'

- **Broadway:**
  - 5 stories at setback
  - 15' stepback, then up to max.
- **Division:**
  - 3 stories at setback
  - 15' stepback, then up to max.
- **McGavock:**
  - 5 stories at setback
  - 20' stepback, then up to max.



# D OC: 10-MR-D-OC-01

- Max. Height: 8 Stories
- Front Build-to Zone: 15-20'
- Min. Rear Setback: 5'
- 3 stories at setback
- 15' stepback, then up to max.





# D OC: 10-MR-D-OC-02

- Max. Height: 5 Stories
- Front Build-to Zone: 15-20'
- Min. Rear Setback: 5'
- 3 stories at setback
- 15' stepback, then up to max.



# D OC: 10-MR-D-OC-03

- Max. Height: 3 Stories
- Front Build-to Zone: 30-40'
- Min. Rear Setback: 5'



# T: 10-MR-T-01






- Max. Height: 5 Stories with extra transition to Edgehill
- Front Build-to Zone: 15-20'
- Min. Rear Setback: 20'
- 3 stories at setback
- 15' stepback, then up to max.

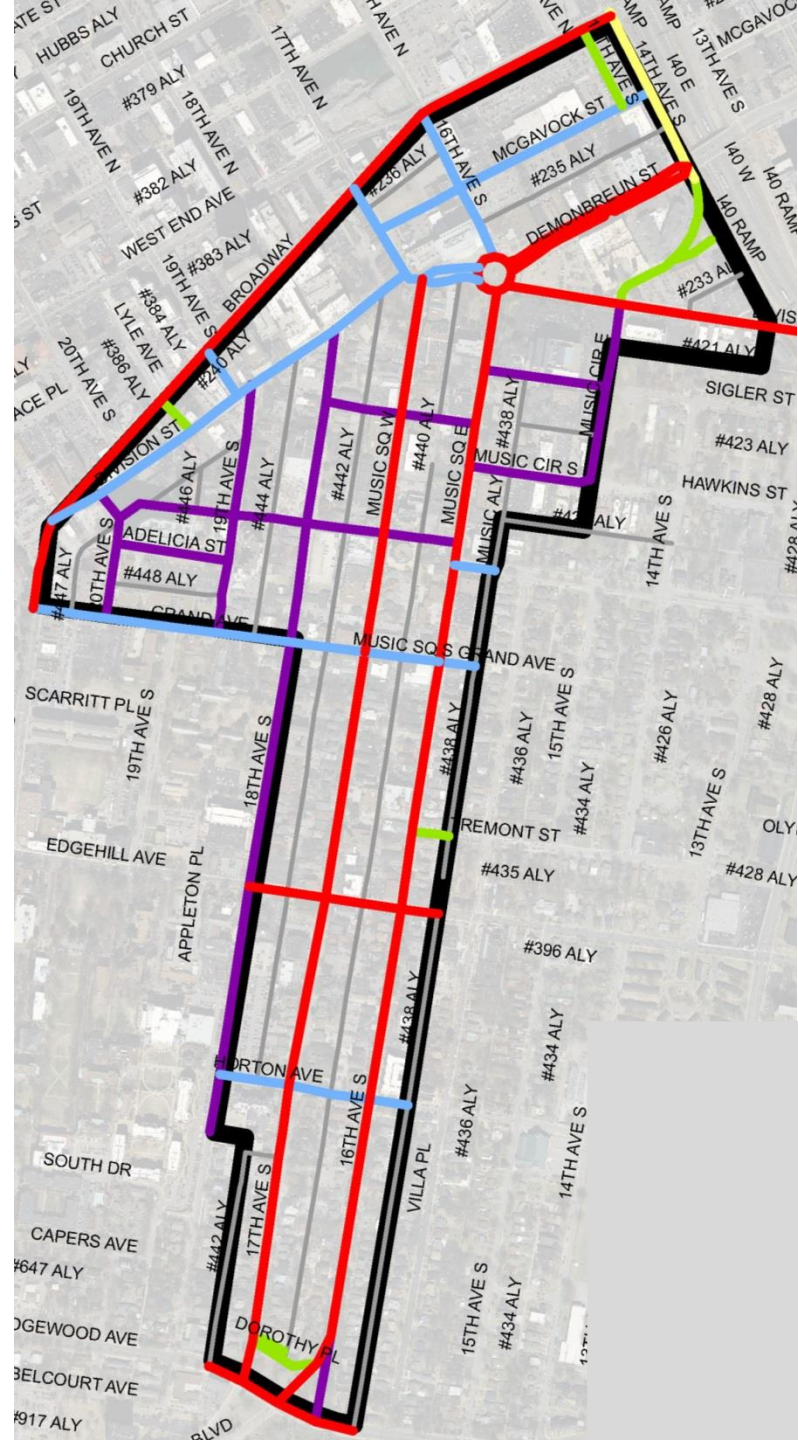




# Street Character Types

# Street Classification

-  Primary  
 Secondary  
 Tertiary  
 Local  
 Other  
 Alley  
 Music Row Boundary





# Street Character Types

- **Primary:**  
16' sidewalk with tree wells, landscape planters, and grass strips
- **Secondary:**  
14' sidewalk with tree wells & landscape planters
- **Tertiary/Local:**  
5' sidewalks with 4' planting strip against curb or 9' with tree wells
- **Alleys:**  
Improved to current standards with 20' right of way
- Plan recognizes that Music Row alleys serve a wider range of purposes than most alleys

# Draft Plan Overview

- Chapter 1: Introduction and Intent of the Plan
- Chapter 2: Envisioned Community Character
- **Chapter 3: Implementation**
- Appendices: Background information

# Implementation Tools

- Zoning Options
- Historic Preservation
- Historic Zoning
- Transportation and Infrastructure
- Public Private Partnerships

# Zoning Options

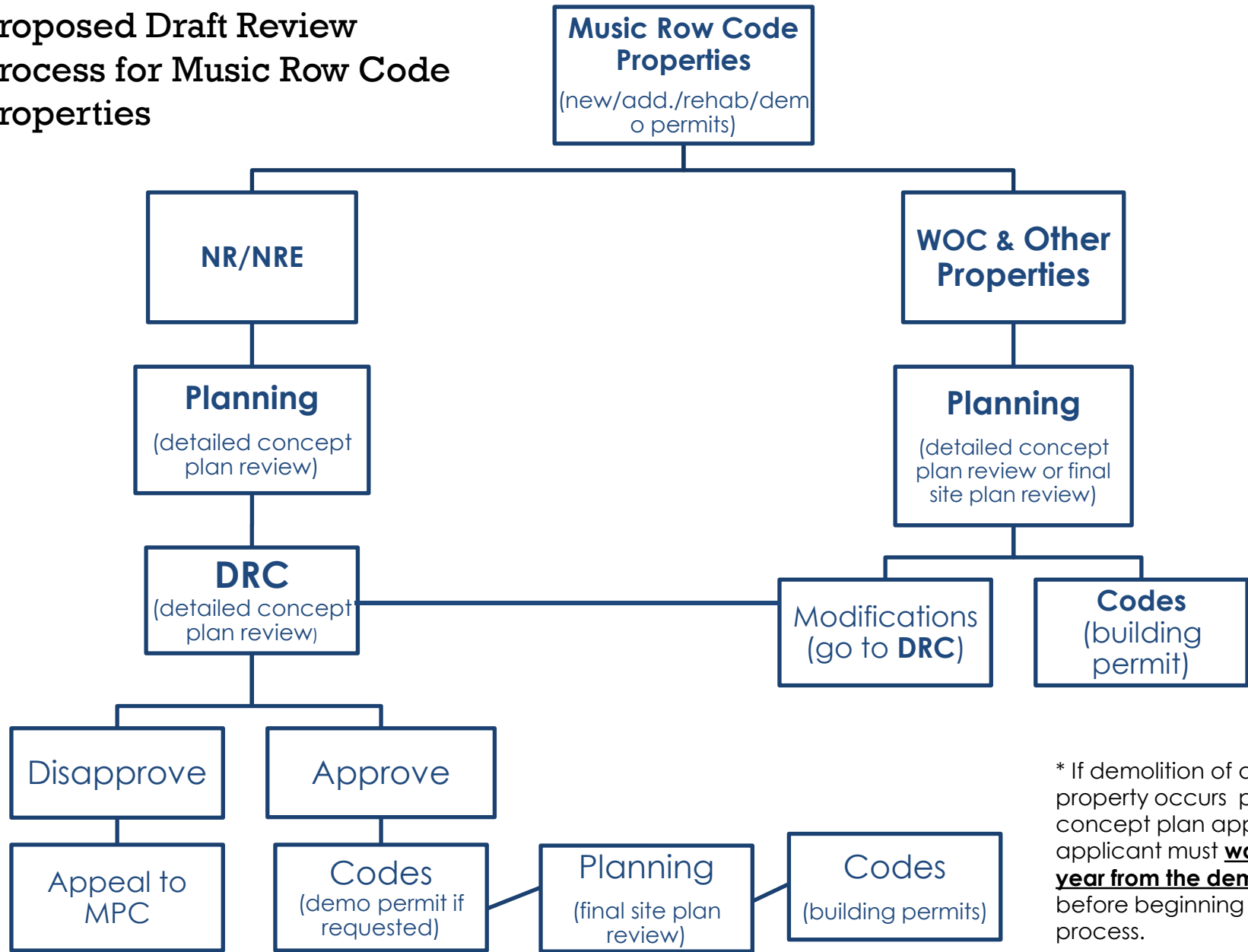
- Development under existing zoning
  - Detailed Design Plan Special Policies correspond with most provisions of existing zoning in Music Row
- Zone changes requested for individual properties should use Specific Plan (SP) district
  - Special Policy guidance to tailor SPs to fit Detailed Design Plan
- Create new zoning tool to implement Detailed Design Plan
  - Music Row Code



# **Proposed Implementation Tool: Music Row Code**

- Could be used to assist in the preservation of NR and NRE structures
- Can provide additional public oversight if NR and NRE structures are to be redeveloped.
- Will require additional work with partners to establish details.

Proposed Draft Review  
Process for Music Row Code  
Properties



\* If demolition of an NR/NRE property occurs prior to concept plan approval the applicant must **wait one year from the demo date** before beginning the review process.

# Historic Zoning and Historical Commission

- Designations
  - National Historic Landmarks
  - National Register Designations
  - Worthy of Conservation
- Zoning
  - Historic Landmark Zoning Overlay
  - Historic Preservation and Neighborhood Conservation Overlays

# Transportation and Infrastructure

- Complete Streets
- NashvilleNext, Access Nashville 2040, MCSP
- Public Works – WalknBike Nashville

## Open Space

- Plan to Play: Countywide Parks and Greenways Master Plan





# Public-Private Partnerships

- Existing:
  - Historic Nashville, Inc.
  - Metro Historical Commission
  - Metro Planning Department
  - Music Industry Coalition
  - Music Row Neighborhood Association
  - Nashville Convention and Visitors Corp.
  - National Trust for Historic Preservation
- Recommended:
  - Music Row Cultural Industry District
  - Music Row Investment Trust

# Next Steps

- Post draft plan **Tuesday, June 27**
- Comments/questions through **Friday, July 8**
- Post revised “static” draft **Friday, July 15**
- Planning Commission Public Hearing **Thursday, August 11.**
  - Meeting begins at 4 PM in the Sonny West Conference Center, Howard Office Building, 700 2<sup>nd</sup> Avenue South
- <http://www.nashville.gov/mpc> - Click on link for **Music Row Community Meetings**